

M I L A
800 LINCOLN RD.
Miami Beach, FL 33139

SCOPE OF WORK

- Interior build-out of recently constructed shell space on ground floor into a restaurant Lobby, elevator foyer.
- Interior build-out of recently constructed shell space on third floor of existing building into a restaurant: All new finishes and equipment for inside bar, dining room, kitchen and restrooms. Including mechanical, electrical, structural and plumbing work as required.
- Exterior build-out of recently constructed terrace space on third floor of existing building into a restaurant. New landscape, hardscape. All new finishes and equipment for outside bar, fountain, dining area. including mechanical, electrical, structural and plumbing work as required.

PLANNING BOARD
FINAL SUBMITTAL
December 28, 2018
STA Project #3801

SHEET INDEX

- A-0.0 Cover Sheet
A-1.1 Survey
A-1.2 Zoning Information
A-1.3 Context Location Plan
A-1.4 Site Plan
- A-2.1 Exterior Photos: Existing Condition
A-2.2 Exterior Photos: Existing Condition
A-2.3 Interior Photos: Existing Condition
A-2.4 Context Photos
A-2.5 Context Elevations
- A-3.1 Proposed Ground & 3rd Floor Plans
A-3.2 Proposed Roof Plan
A-3.3 Proposed Section 1 - Line of sight
A-3.4 Proposed Section 2 - Line of sight
A-3.5 Proposed Occupancy Diagram
A-3.6 Proposed Seating Chart
- A-4.1 Proposed Landscape Plan
A-4.2 Proposed Planting Materials
A-4.3 Proposed Planting Materials
A-4.4 Proposed Hardscape Plan
- A-5.1 Proposed Lighting Plan
A-5.2 Proposed Lighting Specs
- A-6.1 Rendering Lincoln Road
A-6.2 Rendering Meridian Avenue
A-6.3 Rendering Bird's Eye View
A-6.4 Rendering Lincoln Elevation
A-6.5 Rendering Meridian Elevation
A-6.6 Rendering Lincoln Lane Elevation
- A-7.1 Details Awning
A-7.2 Details Digital Menu
A-7.3 Details Outside Bar
A-7.4 Details Outside Bar



MULTIFAMILY - COMMERCIAL - ZONING DATA SHEET

ITEM #	Zoning Information			
1	Address:	800 LINCOLN ROAD, MIAMI BEACH, FL 33139		
2	Board and file numbers :			
3	Folio number(s):	02-3234-002-0320		
4	Year constructed:	EXIST-1935, ADDITION	Zoning District:	CD-3 (COMMERCIAL HIGH INTENSITY DISTRICT)
5	Based Flood Elevation:	AE 8.00' NGVD	Grade value in NGVD:	AE 8.00' NGVD
6	Adjusted grade (Flood+Grade/2):	9.00' NGVD	Lot Area:	15,000 SF
7	Lot width:	100'	Lot Depth:	150'
8	Minimum Unit Size	N/A	Average Unit Size	N/A
9	Existing use:	ASSEMBLY	Proposed use:	ASSEMBLY

		Maximum	Existing	Proposed	Deficiencies
10	Height	50'-0"	43'-6"	43'-6" (NO CHANGE*)	N/A
11	Number of Stories	5	3	3 (NO CHANGE*)	N/A
12	FAR	33,750 SF	33,131 SF	33,131 SF (NO CHANGE *)	N/A
13	Gross square footage	N/A	N/A	N/A	N/A
14	Square Footage by use	N/A	N/A	N/A	N/A
15	Number of units Residential	N/A	N/A	N/A	N/A
16	Number of units Hotel	N/A	N/A	N/A	N/A
17	Number of seats	N/A	N/A	N/A	N/A
18	Occupancy load	N/A	N/A	N/A	N/A

	Setbacks	Required	Existing	Proposed	Deficiencies
	Subterranean:				
19	Front Setback:	N/A	N/A	N/A	N/A
20	Side Setback:	N/A	N/A	N/A	N/A
21	Side Setback:	N/A	N/A	N/A	N/A
22	Side Setback facing street:	N/A	N/A	N/A	N/A
23	Rear Setback:	N/A	N/A	N/A	N/A
	At Grade Parking:				
24	Front Setback:	N/A	N/A	N/A	N/A
25	Side Setback:	N/A	N/A	N/A	N/A
26	Side Setback:	N/A	N/A	N/A	N/A
27	Side Setback facing street:	N/A	N/A	N/A	N/A
28	Rear Setback:	N/A	N/A	N/A	N/A
	Pedestal:				
29	Front Setback:	0'-0"	0'-0"	0'-0" (NO CHANGE *)	N/A
30	Side Setback:	0'-0"	0'-0"	0'-0" (NO CHANGE *)	N/A
31	Side Setback:	N/A	N/A	N/A	N/A
32	Side Setback facing street:	0'-0"	0'-0"	0'-0" (NO CHANGE *)	N/A
33	Rear Setback:	5'-0"	3'-0"	3'-0" (NO CHANGE *)	N/A
	Tower:				
34	Front Setback:	N/A	N/A	N/A	N/A
35	Side Setback:	N/A	N/A	N/A	N/A
36	Side Setback:	N/A	N/A	N/A	N/A
37	Side Setback facing street:	N/A	N/A	N/A	N/A
38	Rear Setback:	N/A	N/A	N/A	N/A

	Parking	Required	Existing	Proposed	Deficiencies
39	Parking district	DISTRICT #2 - LINCOLN ROAD			
40	Total # of parking spaces	0	0	0	N/A
41	# of parking spaces per use (Provide a separate chart for a breakdown calculation)	N/A	N/A	N/A	N/A
42	# of parking spaces per level (Provide a separate chart for a breakdown calculation)	N/A	N/A	N/A	N/A
43	Parking Space Dimensions	N/A	N/A	N/A	N/A
44	Parking Space configuration (45o,60o,90o,Parallel)	N/A	N/A	N/A	N/A
45	ADA Spaces	N/A	N/A	N/A	N/A
46	Tandem Spaces	N/A	N/A	N/A	N/A
47	Drive aisle width	N/A	N/A	N/A	N/A
48	Valet drop off and pick up	N/A	N/A	N/A	N/A
49	Loading zones and Trash collection areas	0	0	0 (NO CHANGE *)	N/A
50	racks	N/A	N/A	N/A	N/A

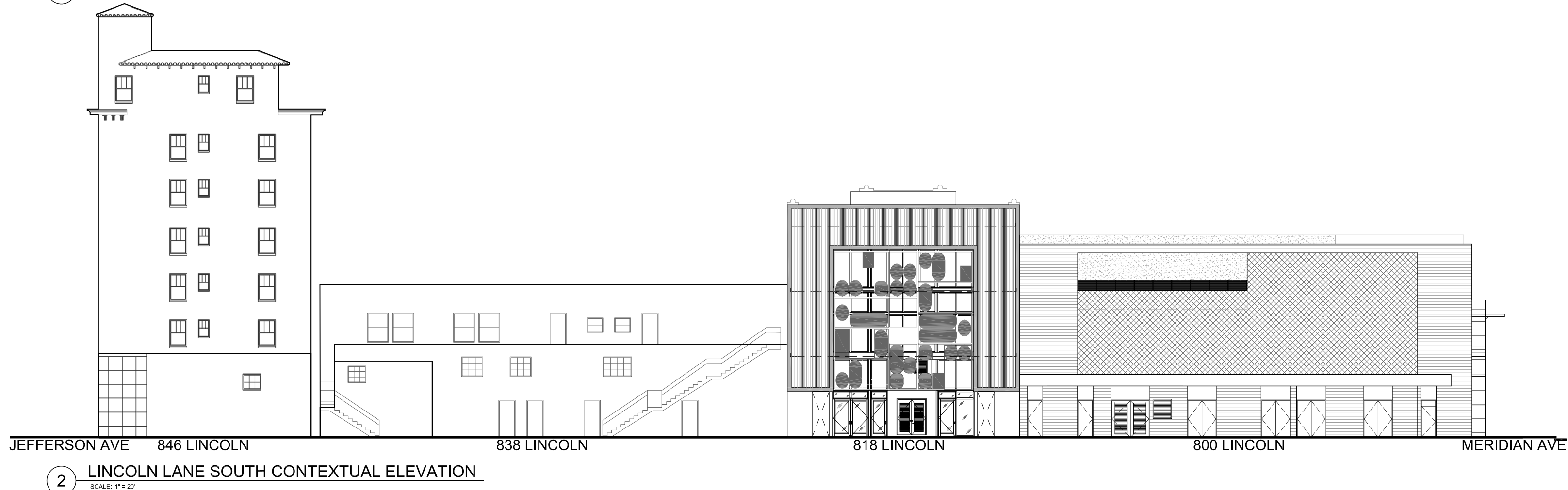
	Restaurants, Cafes, Bars, Lounges, Nightclubs	Required	Existing	Proposed	Deficiencies
51	Type of use	N/A		RESTAURANT	
52	Number of seats located outside on private property	N/A	0	0	
53	Number of seats inside	N/A	0	150 (See A-3.6)	
54	Total number of seats	N/A	0	247 (+97 seats at terrace)	
55	Total number of seats per venue (Provide a separate chart for a breakdown calculation)	N/A		247 (See A-3.6)	
56	Total occupant content	N/A		379 (See A-3.5)	
57	Occupant content per venue (Provide a separate chart for a breakdown calculation)	N/A	za	379 (See A-3.5)	

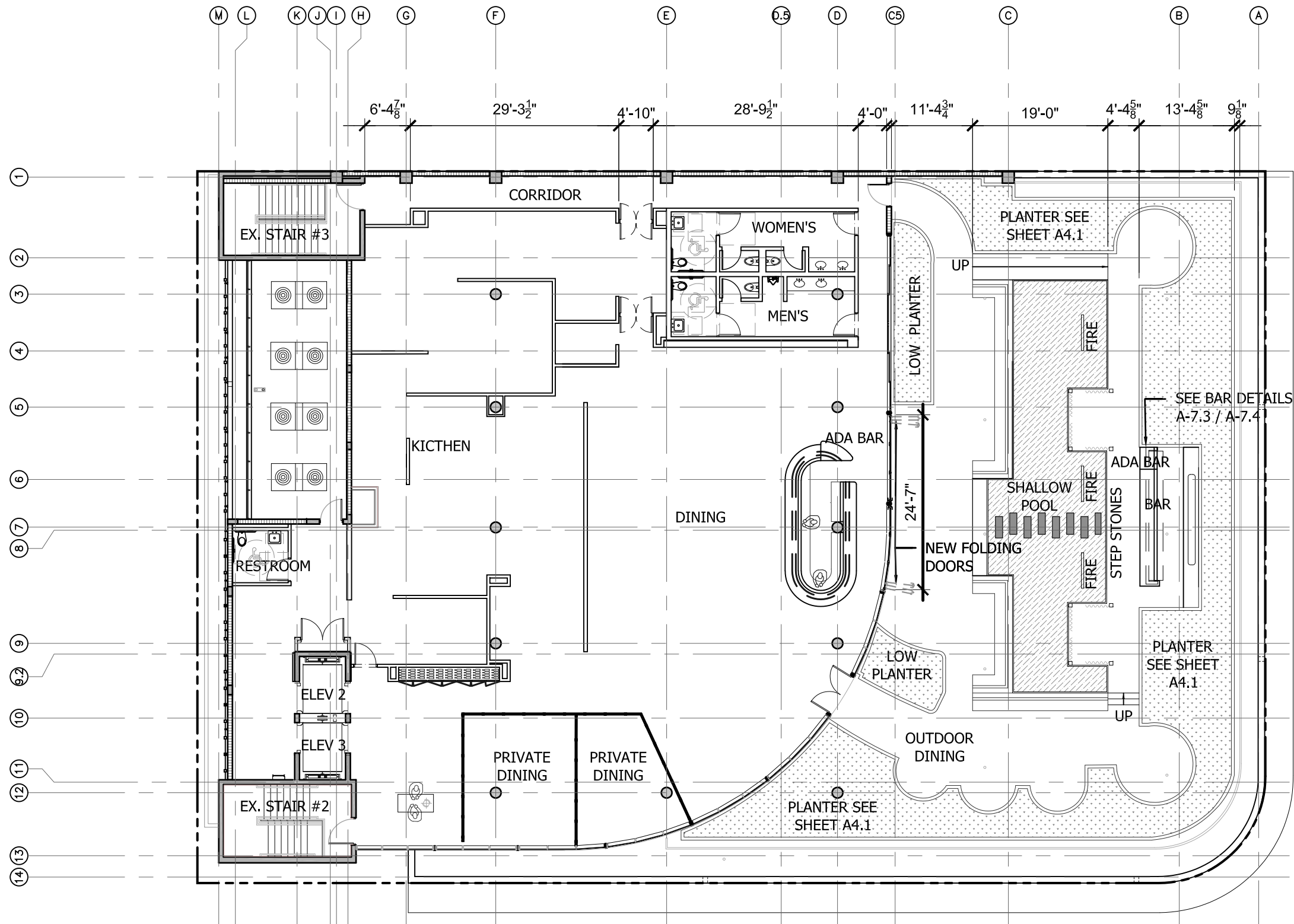
58	Proposed hours of operation	Sunday-Thursday : 11am – 12am Friday : 11am – 2am / Indoor Bar until 2am / Outdoor Bar until 2am Saturday : 11am – 2am / Indoor Bar until 2am / Outdoor Bar until 2am
59	Is this an NIE? (Neighboot Impact stablishment, see CMB 141-1361)	YES
60	Is dancing and/or entertainment proposed ? (see CMB 141-1361)	YES: live music - ONLY indoors
61	Is this a contributing building?	YES: original building, not the new floor where project is located
62	Located within a Local Historic District?	YES

Notes:

* AS PER HPB ORDER No 7550 FOR SHELL BUILDING

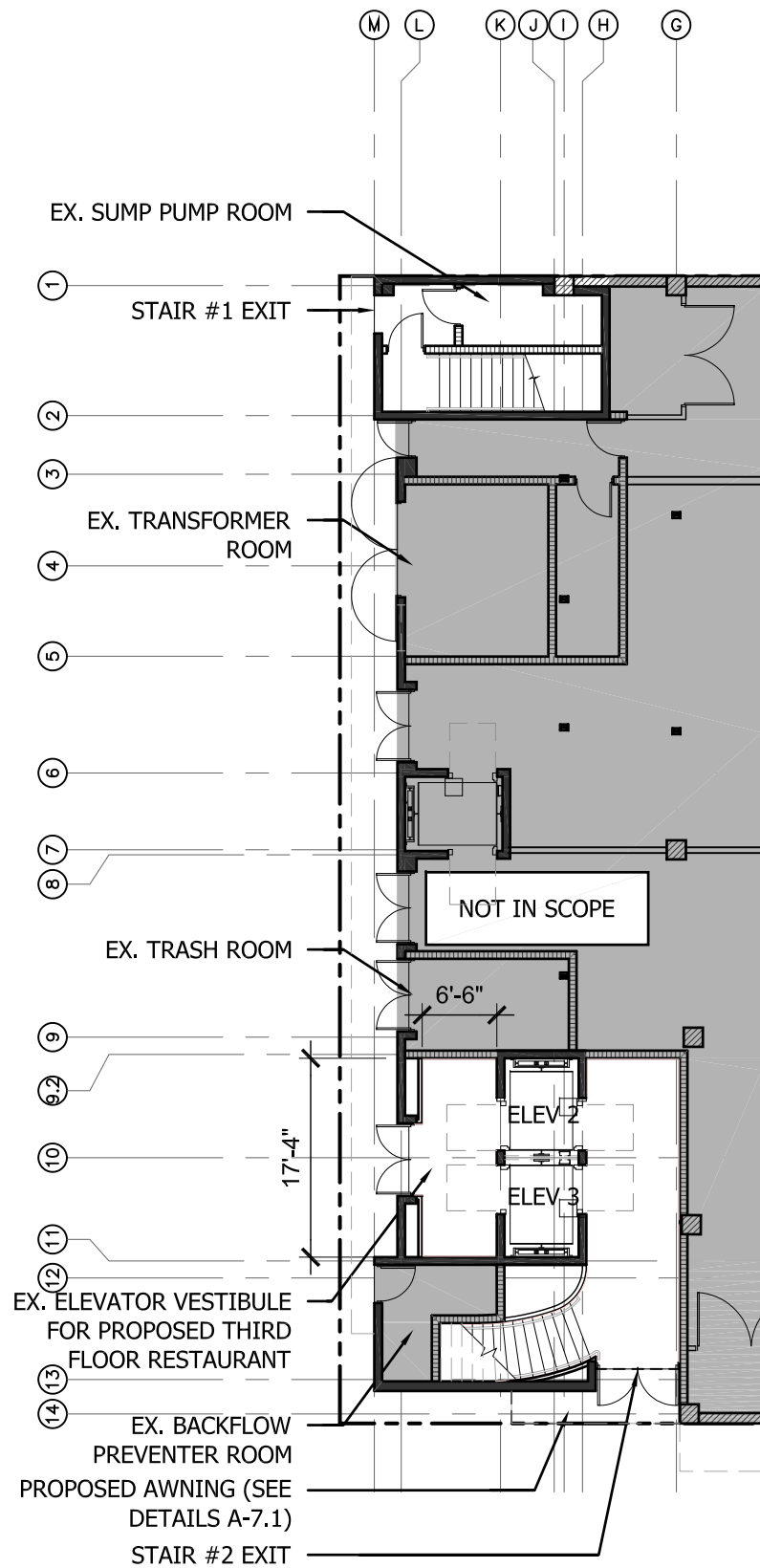






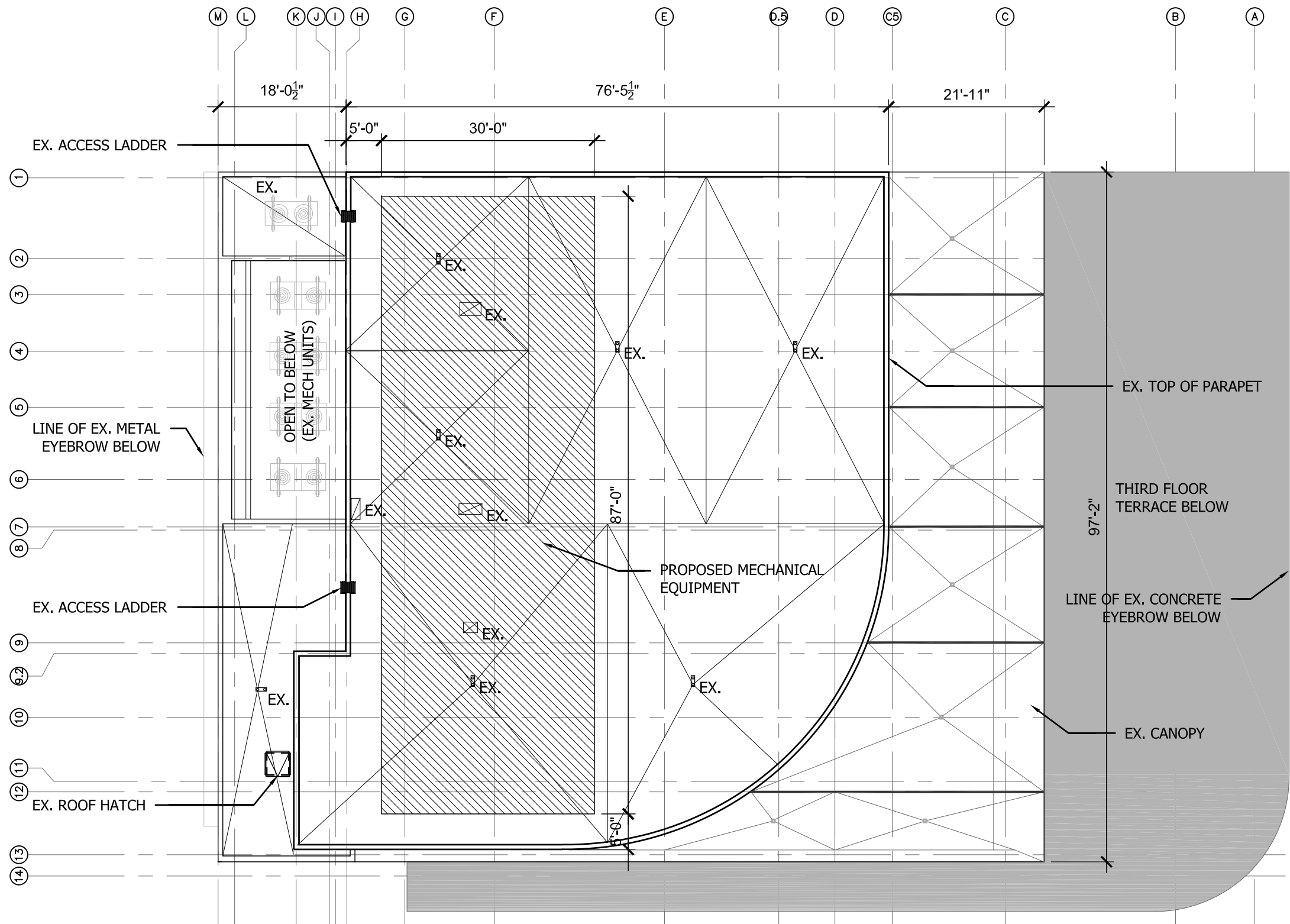
1 PROPOSED THIRD FLOOR PLAN

SCALE: 1/16"=1'-0"



2 PROPOSED GROUND FLOOR PLAN

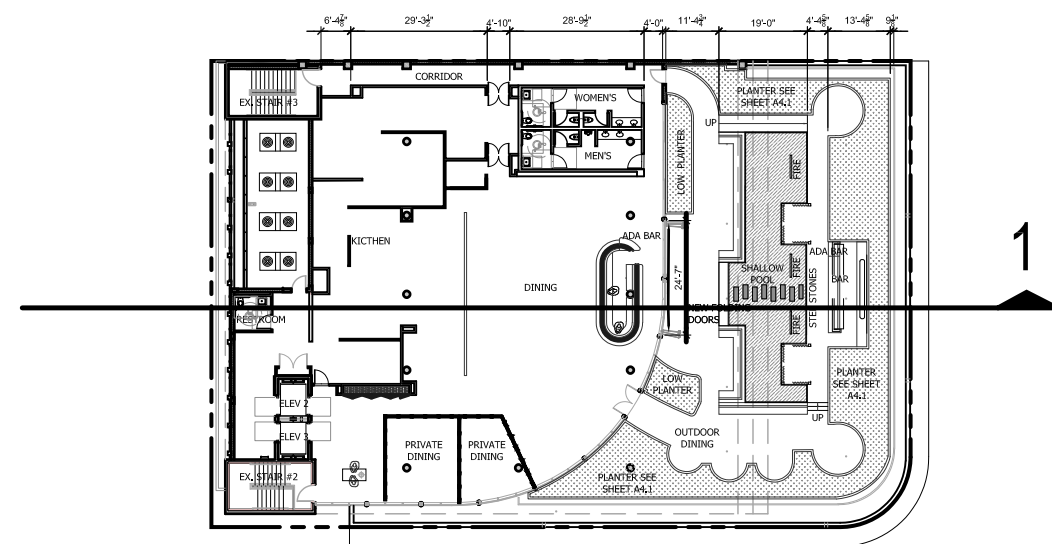
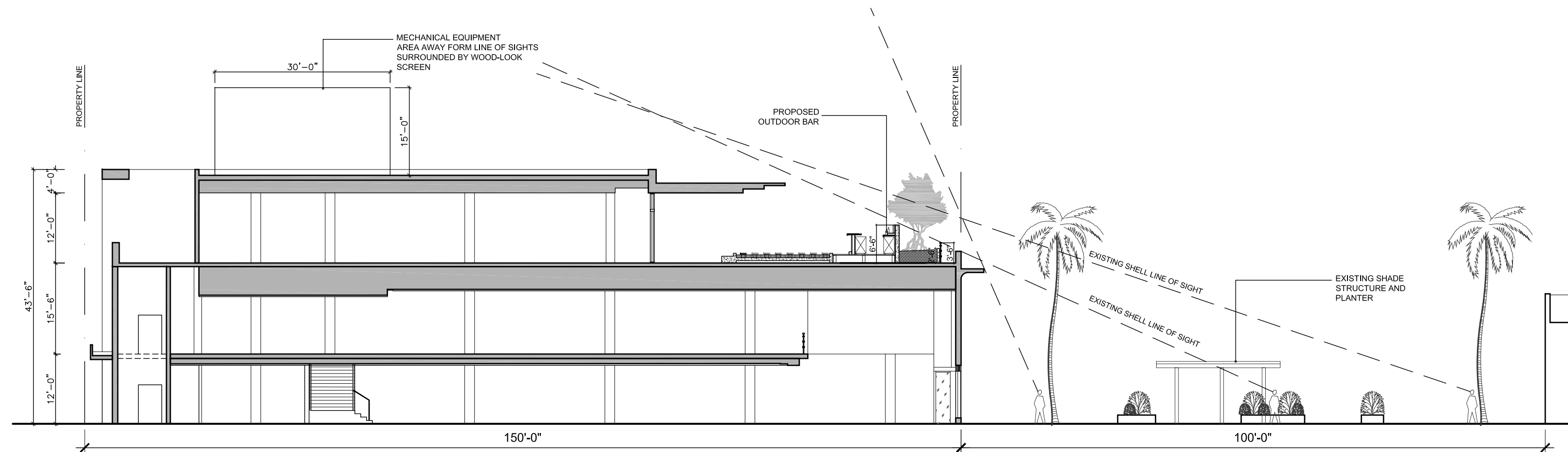
SCALE: 1/16"=1'-0"



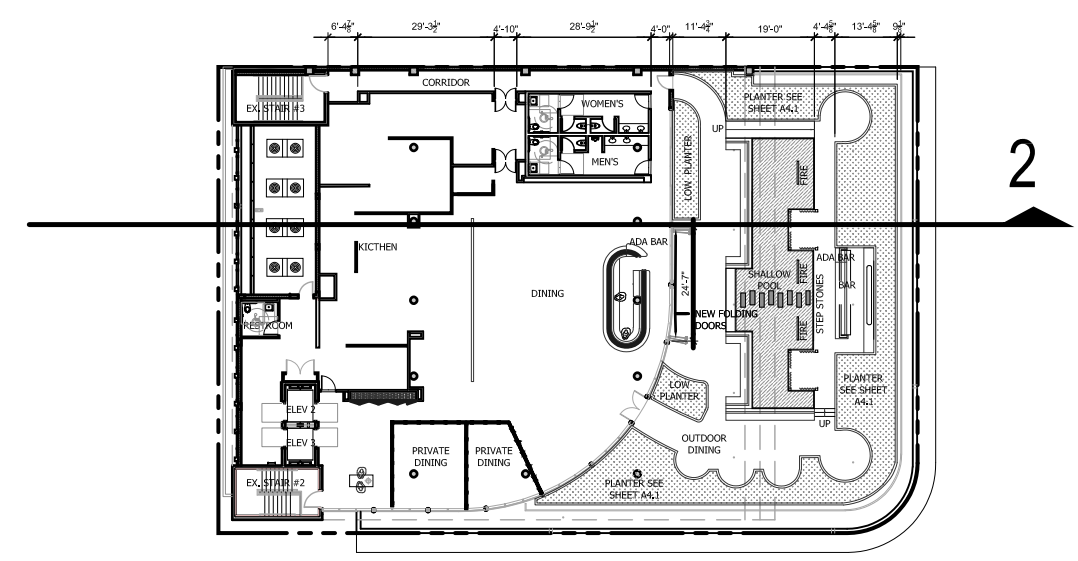
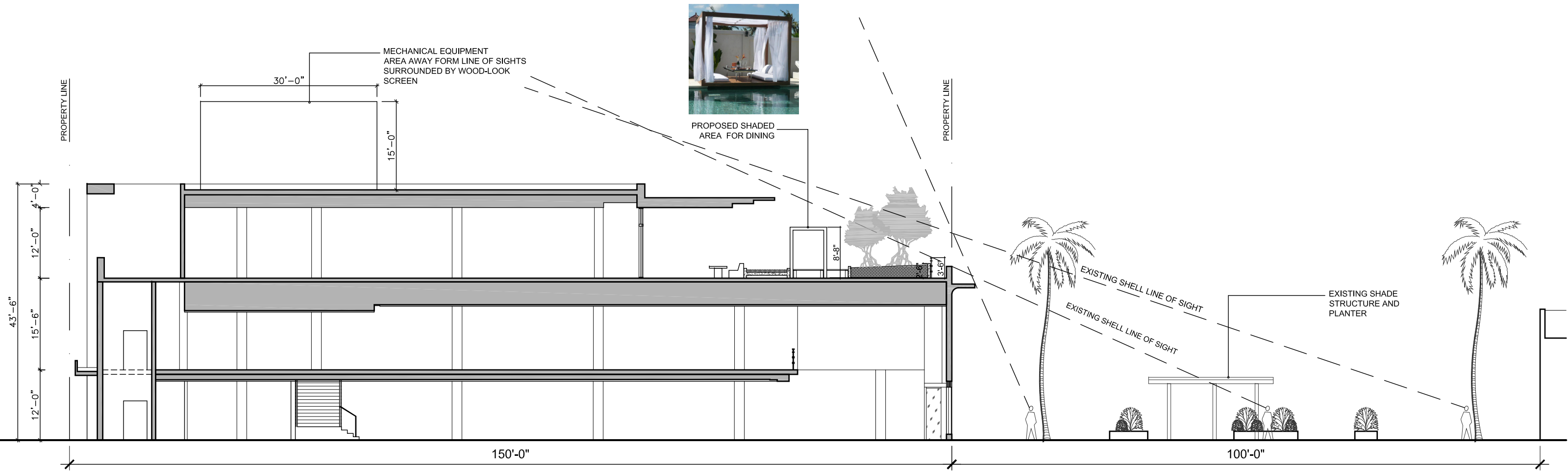
1 PROPOSED ROOF PLAN

SCALE: 1/16"=1'-0"

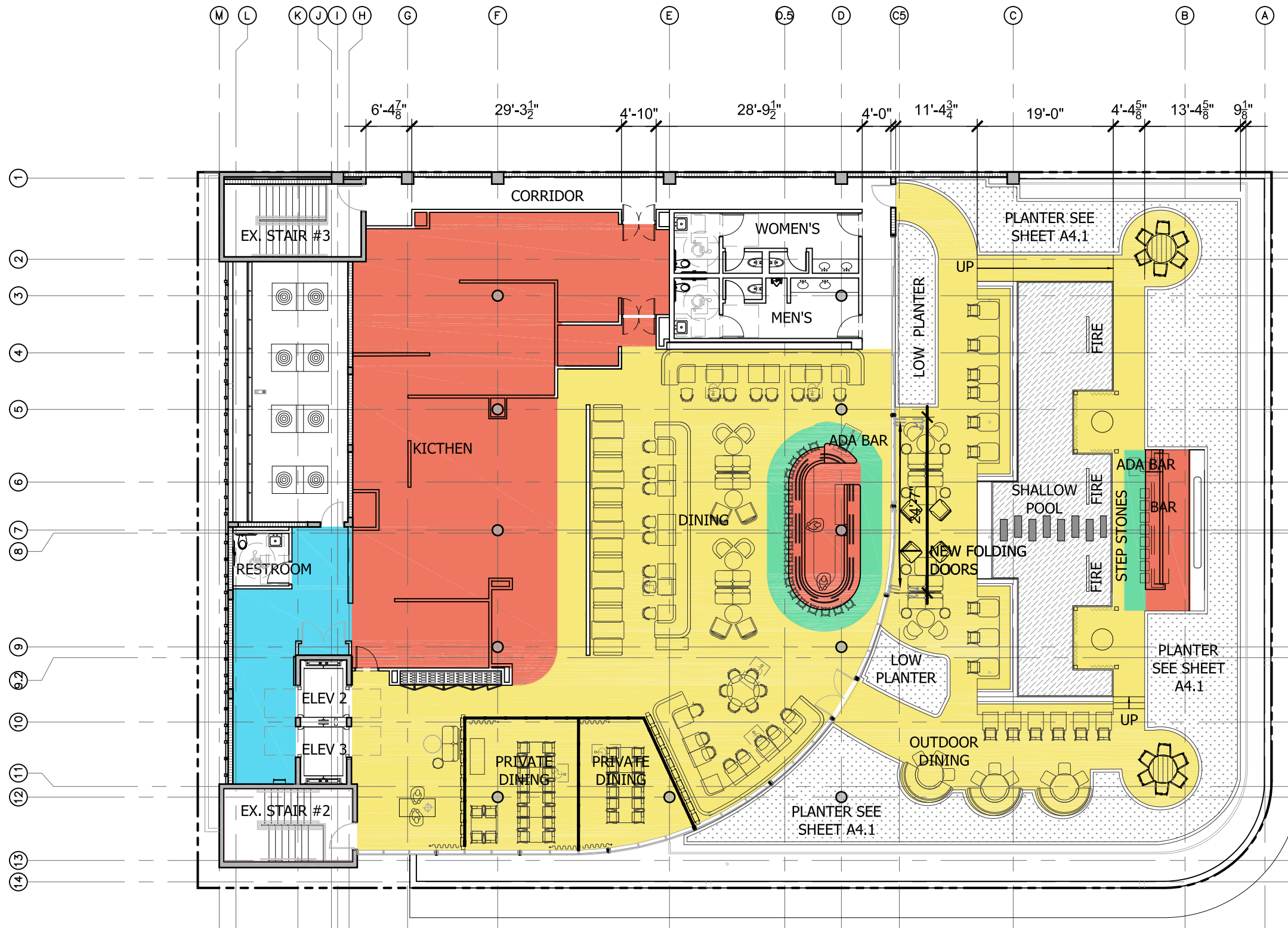




1 LINE OF SIGHT BAR - SECTION 1
SCALE: 1/16" = 1'-0"



1 LINE OF SIGHT FOUNTAIN - SECTION 2
SCALE: 1/16" = 1'-0"



OCCUPANCY CALCULATIONS:

ASSEMBLY CONCENTRATED (1 OCCUPANT PER 7 SF):

INTERIOR	202 SF	29 OCCUPANTS
EXTERIOR	68 SF	10 OCCUPANTS

ASSEMBLY UNCONCENTRATED (1 OCCUPANT PER 15 SF):

INTERIOR	3,039 SF	203 OCCUPANTS
EXTERIOR	1,832 SF	123 OCCUPANTS

KITCHEN AREA (1 OCCUPANT PER 200 SF):

2,342 SF	12 OCCUPANTS
----------	--------------

STORAGE AREA (1 OCCUPANT PER 300 SF):

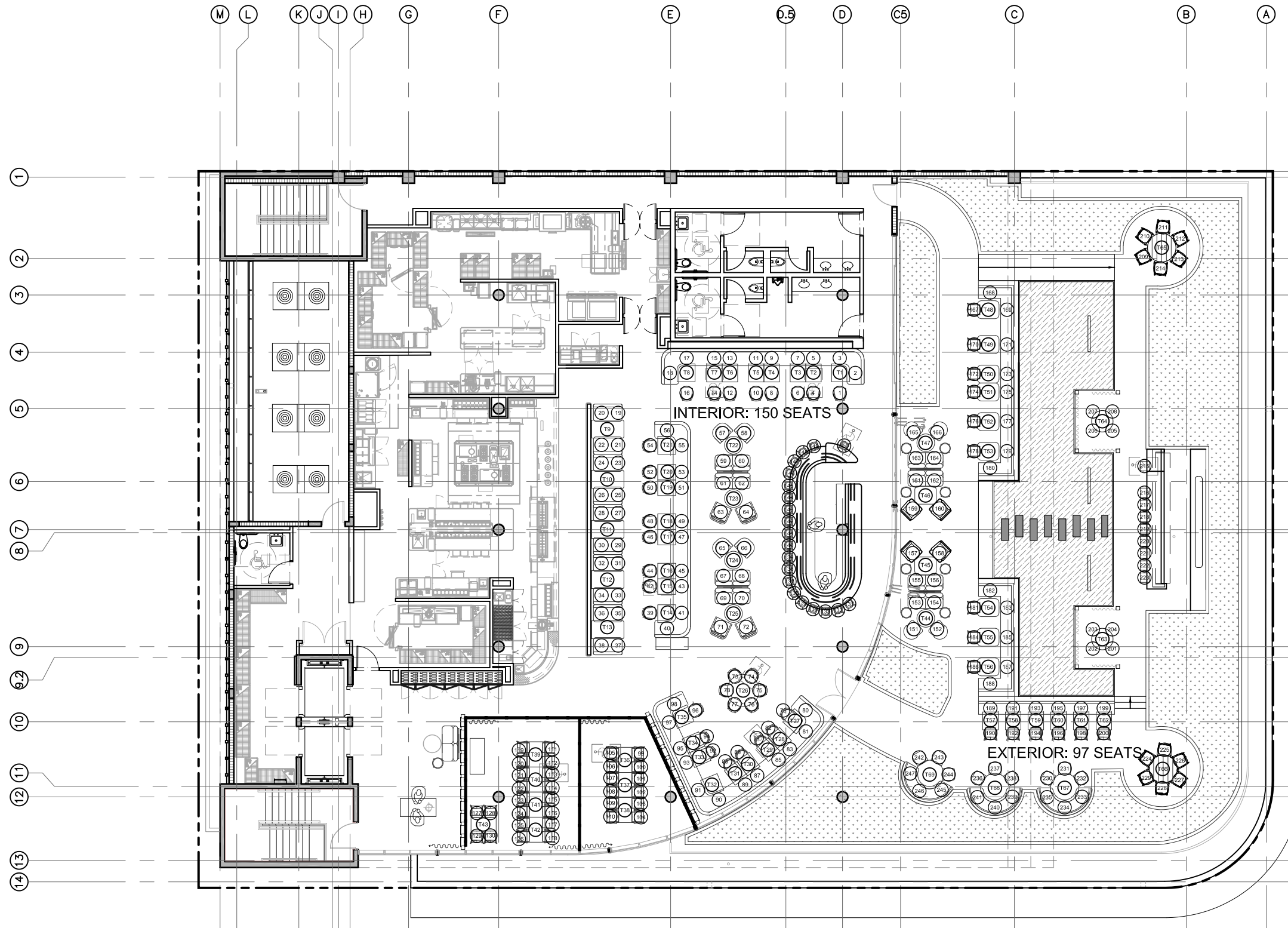
439 SF	2 OCCUPANTS
--------	-------------

TOTAL:	379 PERSONS
--------	-------------

1 PROPOSED OCCUPANCY DIAGRAM

SCALE: 1/16" = 1'-0"





1 PROPOSED SEATING CHART

SCALE: 1/16" = 1'-0"

